

ATTACHMENT G- to Land Use Committee Report  
**Rural Land Use Options**

How rural land changes in Flathead County is an important concern to all residents no matter where they live.

When rural land use changes it affects:

- Traffic
- Air and water quality
- Access to hunting and fishing
- Public service costs
- Wildland fire potential
- View-shed quality

Land sold for typical block type development will have more of an impact on the above changes than land used in other ways.

The county should provide a rural lands office that can provide impartial information on options such as:

- Cluster development- provide incentives that will encourage development in closer clusters rather than distributed block development. Cluster development has much less impact on the land and the community than block development.
- Conservation Easements- designation of specific county areas as having value as a view-shed, watershed or recreational area will encourage some landowners to conserve land as easements.

The rural lands office could also provided technical assistance for

- Rural Special Improvement District formation and administration
- Citizen initiated zoning.